

APPENDIX A

Property Capital Receipts Disposals Programme 2012 - 2015 Year 1 - 2012 to 2013 and Years 2 and 3 – 2013 to 2015 As at 1 April 2012

O = Officer
CM = Cabinet Member
C = Cabinet
DT = Decision Taken

Year 1: 2012/13

Description	Date added to list:	Reason For Sale	Method of Disposal	Priority	Decision Maker	Authority for Disposal	Value	Comments	Estimated Completion (quarter)
Brading – Former IWC public toilets in West Street	June 2011	Surplus asset.	Open Market	2	O	Cabinet decision 61(10/11)	Low	Solicitors instructed.	1
Brighstone Library	Dec 2011	Surplus asset.	Open Market	1	O	Delegated decision 38/11	Low	Currently on market.	1
Cowes – former Cowes Youth Centre, Arctic Road	June 2011	Surplus asset.	Restricted/ Open Market	2	O	Delegated decision 01/12	Low	To be sold with potential community use requirement.	4
East Cowes – St James Community Hall, Adelaide Grove/Falcon Road	June 2010	Surplus asset.	Open Market	1	CM	Instruction from the Commercial Services Manager	Medium	Planning consent obtained for residential conversion. To be sold with unrestricted use.	3
Freshwater – Avenues Day Centre, off Avenue Road Car Park	June 2011	Surplus asset.	Open Market	2	O/CM	Formal service decision awaited	Low	To be sold with unrestricted use.	3
Freshwater, West Wight School	June 2011	Surplus school asset	Open Market	1	CM	Delegated decision 22/11	High	Planning submitted marketing to commence	3
Gurnard School	June 2011	Surplus school asset	Open Market	1	CM	Delegated decision 22/11	High	Planning consent obtained for residential development. Marketing commenced.	3
Lake – Former IWC public toilets at corner of New Road	June 2011	Surplus asset.	Open Market	1	O	Cabinet decision 61(10/11)	Low	May be sold with unrestricted use, subject to feasibility appraisal.	4
Newchurch Sunnycroft Nursery site	Dec 2011	Surplus asset.	Open Market	1	C	Decision yet to be taken	Medium	Marketing to commence shortly	1

Description	Date added to list:	Reason For Sale	Method of Disposal	Priority	Decision Maker	Authority for Disposal	Value	Comments	Estimated Completion (quarter)
Newport – Carisbrooke depot, 21 Whitcombe Road, Carisbrooke	June 2011	Surplus asset.	Restricted Market, with conditions.	1	CM	Delegated decision 40/11	Medium	Solicitors instructed with exchange/completion imminent.	1
Newport – commercial development land off St Georges Way	June 2010	Release surplus asset, enable regeneration and support employment.	Open Market, with conditions	1	C	Delegated decision 47/10	Very High	Restricted to commercial use. Terms agreed subject to planning, solicitors instructed.	4
Newport – Grazing land adjacent 15 Whitcombe Road, Carisbrooke	June 2010	Surplus asset.	Open Market, with conditions	3	CM	Decision yet to be taken	Low	Restricted to grazing use. Currently on market.	2
Newport - Guildhall	April 2012	Surplus asset	Open Market, possibly with conditions	2	C	Service decision yet to be taken	Low/ Medium	To be sold, subject to service decision regarding future of the museum	4
Newport – potential residential conversion 14 Pyle Street (currently Age Concern)	June 2011	Surplus asset.	Open Market	3	CM	Decision yet to be taken	Medium	To be sold with planning consent for residential conversion, subject to relocation of current tenant.	4
Newport – potential residential conversion 15 Pyle Street	June 2011	Surplus asset.	Open Market	3	O	Decision yet to be taken	Low	Subject to relocation of FRS to Newport Fire station, to be sold with planning consent for residential conversion.	4
Newport – potential redevelopment opportunity Treeside, Medina Centre, former OSEL nursery	June 2011	Release surplus asset, enable regeneration and support employment	Open market	1	C	Decision yet to be taken	High	Planning consent to be sought for residential development	4
Newport – private Car Park at New Street with possible development potential	June 2010	Surplus asset.	Open Market	2	CM	Decision yet to be taken	Medium	To be sold with unrestricted use.	4
Newport – proposed residential opportunity, St Nicholas House, St John's Road	June 2010	Release surplus asset and enable redevelopment.	Open Market	1	CM	Decision yet to be taken	Medium	On market with planning consent for residential development.	3
Newport – residential development opportunity, Parkhurst Road (former Library HQ) off Hewitt Crescent	June 2010	To release surplus asset and enable a regeneration/housing opportunity.	Open Market	2	CM	Resources Select Committee 5.4.04 Paper C	Medium	On market with planning consent for residential development	3
Newport – St Georges School, Watergate Lane (development access)	June 2010	To enable development and regeneration opportunity.	Restricted Market	TBA	CM	Decision yet to be taken	Medium	In negotiation with special purchaser.	3

Description	Date added to list:	Reason For Sale	Method of Disposal	Priority	Decision Maker	Authority for Disposal	Value	Comments	Estimated Completion (quarter)
Newport, Hunnyhill School	June 2011	Surplus school asset	Open Market	1	CM	Delegated decision 22/11	Medium	Redevelopment scheme currently being planned.	4
Niton, Blackgang Viewpoint Car Park	Dec 2011	To protect local tourism	Restricted Market	2	CM	Decision yet to be taken	Low	In negotiation with special purchaser	2
Powys - Llynbrynmair, former Activity Centre	June 2010	Surplus asset.	Open Market	1	CM	Decision yet to be taken.	Medium	Currently being marketed. To be sold with unrestricted use.	4
Residential Rationalisation (shared ownership properties)	June 2010	To release surplus assets to residential tenants.	Open Market	3	O	Decision yet to be taken	Low	To be sold to existing tenants as requested.	3 & 4
Ryde – Business Park off Nicholson Road (employment land development site)	June 2010	To support employment and possible regeneration.	Restricted Market with conditions	1	C	Delegated decision 03/12	High	In negotiations with special purchaser.	3
Ryde – community building, Ryde St Johns Annexe, High Street/St Johns Road (potential community or other uses)	June 2011	Surplus asset.	Open Market	2	O	Delegated decision 01/12	Low	Currently being marketed	4
Ryde – former Ryde Youth Centre, High Street/Well Street	June 2011	Surplus asset	Restricted market/Open Market	2	CM	Delegated decision 01/12	Low/Medium	May be restricted to community use	4
Ryde – Land at Haylands Farm off Salters Road	June 2010	Enable transfer of land for scouting and community use.	Community Asset Transfer, with conditions.	3	CM	Decision yet to be taken	Low	Solicitors instructed.	3
Ryde - Theatre and Town Hall Offices, Lind Street (redevelopment opportunity)	April 2009	Surplus asset.	Open Market	1	CM	Cabinet decision 73/09	Medium	On market.	4
Ryde Depot, Victoria Crescent	Jan 2012	Surplus asset.	Open Market	1	O	Decision yet to be taken	Medium	On market.	3
Ryde, Greenmount School	June 2011	Surplus school asset	Open Market	1	CM	Delegated decision 22/11	Medium	Offers received with decision to be taken shortly.	3
Ryde, Swanmore School	June 2011	Surplus school asset	Open Market	1	CM	Delegated decision 22/11	High	Planning submitted marketing to commence	4

Description	Date added to list:	Reason For Sale	Method of Disposal	Priority	Decision Maker	Authority for Disposal	Value	Comments	Estimated Completion (quarter)
Sandown – Access way to Sandown Holiday Centre, Yaverland Road	June 2011	Interest from various landowners. To reduce revenue costs and maximise capital receipt.	Restricted, with conditions.	3	CM	Decision yet to be taken	Low/ Medium	Will be restricted to access use only (no development).	4
Sandown – Dinosaur Isle, Culver Parade	June 2011	To enable third sector operation of non-core council service	Open Market with conditions	1	C	Service decision yet to be taken.	Low	Subject to marketing exercise based on required outcomes.	4
Sandown – Former Devonian IWC public toilets at The Esplanade	June 2011	Surplus asset.	Open Market	2	O	Cabinet decision 61(10/11)	Low	Sale agreed, solicitors instructed	2
Shanklin – Former Tourist Information Centre Premises, High Street	June 2011	Surplus asset.	Open Market	1	CM	Cabinet decision 52 (10/11)	Medium	Subject to agreement of tenancies. To be sold with unrestricted use.	4
Shanklin – potential single building plot between 15 & 17 Windsor Drive	June 2010	Surplus asset.	Open Market	1	O/CM	Decision yet to be taken	Low	To be sold if planning consent can be obtained for residential unit	3
Shanklin - Shanklin Theatre, Prospect Road	April 2009	Enable transfer of theatre for continued and expanded community use.	Community Asset Transfer, with conditions.	1	CM	Cabinet decision 73/09	Low	Solicitors instructed, exchange imminent.	1
Shorwell – former Shorwell Youth Centre, Fine Lane	June 2011	Surplus asset.	Open Market	1	O	Delegated decision 01/12	Medium	Planning consent for conversion to residential use applied for. On market.	3
Ventnor – 17 Newport Road	June 2011	Surplus asset.	Open Market	1	CM	Delegated Decision 46/11	Medium	Solicitors instructed.	1
Ventnor – Former IWC public toilets in Bonchurch Village Road	June 2011	Surplus asset.	Open Market	2	O	Cabinet decision 61(10/11)	Low	Solicitors instructed.	1
Ventnor – Former IWC public toilets in Market Street (redevelopment opportunity)	June 2011	Surplus asset.	Open Market	1	CM	Cabinet decision 61(10/11)	Medium	Planning application for residential development to be submitted. Currently being marketed.	4
Ventnor – Former IWC public toilets in Wheelers Bay	June 2011	Surplus asset.	Open Market	2	O	Cabinet decision 61(10/11)	Low	Solicitors instructed.	1

Description	Date added to list:	Reason For Sale	Method of Disposal	Priority	Decision Maker	Authority for Disposal	Value	Comments	Estimated Completion (quarter)
Ventnor – Land off Chestnut Close, Lowtherville (residential development opportunity)	June 2010	Release surplus asset and enable residential development.	Restricted Market	1	CM	Officer delegated decision	Medium	In negotiations with special purchaser	3
Ventnor – part vacant/part investment, Church View, Church Street	June 2011	Surplus asset.	Open Market	1	CM	Awaiting outcome of service area review	Medium	Planning consent obtained for residential use on vacant part. Currently on market.	3
Ventnor – Ventnor Botanical Gardens	June 2011	To enable third sector operation of non-core council service	Open Market with conditions	1	C	Delegated decision 39/11	Low	Solicitors instructed.	1
Ventnor – Winter Gardens, Pier Street	Feb 2011	To attract investment for continued use.	Open Market, with conditions.	1	CM	Delegated decision 32/11	Low	Solicitors instructed, subject to planning.	1
Whippingham School	June 2011	Surplus school asset	Restricted Market	1	CM	Delegated decision 23/11	High	Contracts exchanged with completion due June 2012	1
Wootton – community use development opportunity, Brannon Way	June 2010	Surplus asset.	Open Market, with conditions.	1	CM	Delegated decision 02/10	Medium	Solicitors instructed.	4
Wroxall – Former IWC public toilets in Grove Road		Surplus asset.	Open Market	2	O	Cabinet decision 61(10/11)	Low	Solicitors instructed.	1
Yarmouth – former Yarmouth Youth Centre, Mill Road	June 2011	Surplus asset.	Open Market	1	O	Delegated decision 01/12	Low	Offers received with decision to be taken shortly	2

Year 2: 2013/14

Description	Date added to list:	Reason For Sale	Method of Disposal	Priority	Decision Maker	Authority for Disposal	Value	Comments	Estimate Compl'n (quarter)
East Cowes – Land at Albany Road, including former IWC public toilets	June 2010	To enable waterfront regeneration.	Restricted Market, with conditions	2	CM	Cabinet decision 61(10/11)	Low	To enable part of the East Cowes redevelopment.	

Description	Date added to list:	Reason For Sale	Method of Disposal	Priority	Decision Maker	Authority for Disposal	Value	Comments	Estimate Compl'n (quarter)
East Cowes – former library and youth centre	June 2011	Surplus asset	Open market	1	O	Delegated decisions 38/11 & 01/12	Low	To be sold following relocation of library and youth centre	
Newport – former Children's Centre, Atkinson Drive (potential residential conversion)	June 2010	Release surplus asset & enable potential regeneration	Open market	2	C	Decision yet to be taken	Medium	Planning consent for residential development to be sought, prior to marketing.	
Newport – Pan Employment land (off new Pan spine road)	June 2010	Release surplus asset, enable regeneration and support employment.	Open Market, with conditions.	1	CM	Decision yet to be taken	High	To be marketed once Pan residential infrastructure is agreed. Restricted to employment use.	
Newport – renewable energy development opportunity, Former Tip, Stag Lane off Horsebridge Hill	June 2010	To enable regeneration for renewable energy industries.	Restricted Market, with conditions.	1	C/CM	Cabinet decision 96/10	Low	Preferred bidder identified. Renewable energy use only.	
Newport, Land at Dodnor Industrial Estate	Jan 2012	Surplus asset.	Open Market	3	O	Decision yet to be taken	Low	Development opportunity to be investigated.	
Newport - Thompson House, Sandy Lane (possible conversion or redevelopment scheme)	June 2010	Surplus asset	Open market	2	O	Decision yet to be taken	Low	Currently required for operational purposes, but release expected as part of business transformation	
Newport, Oak House	June 2011	Surplus asset	Open market	2	O	Decision yet to be taken	Low	To be marketed following vacant possession.	
Ryde, Puckpool Park Cottages	Jan 2012	Surplus asset.	Open Market	3	C	Decision yet to be taken	Medium	Refurbishment opportunity to be investigated.	
Seaview, Pier Road Car Park	Jan 2012	To enable regeneration	Open Market	2	C	Decision yet to be taken	High	Future development potential to be investigated.	
Seaview, Gully Road garages	Jan 2012	Surplus asset	Restricted/ open market	2	O	Decision yet to be taken	Low	Opportunity to sell to tenants to be investigated	
Shanklin, Land at Blythe Way	Dec 2011	Surplus asset	Open Market	2	O	Decision yet to be taken	Low	To be marketed	
Ventnor – former Coastal Management Centre, Salisbury Gardens, Dudley Road	June 2010	Surplus asset	Open Market	3	CM	Service decision yet to be taken	Medium	Service decision yet to be taken regarding ongoing occupation.	

Year 3: 2014/15

Description	Date added to list:	Reason For Sale	Method of Disposal	Priority	Decision Maker	Authority for Disposal	Value	Comments	Estimate Compl'n (quarter)
Cowes – potential redevelopment opportunity, Parklands, Park Road	June 2010	Surplus asset.	Open Market	TBA	CM	Awaiting outcome of service area review	Medium	Subject to outcome of service area review, site to be sold for redevelopment.	
East Cowes – potential commercial development land off Saunders Way (corner site with Whippingham Road)	June 2010	Surplus asset.	Open Market	TBA	CM	Cabinet decision 97/10	Low	To be sold with unrestricted use.	
Newport – Archaeological Centre & adjacent tutorial centre, Clatterford Road (potential residential conversion)	June 2010	Surplus asset.	Open Market	TBA	C	Service decision yet to be taken	High	Currently required for operational purposes, but a possible redevelopment opportunity, subject to the relocation of the archaeological service and adjacent tutorial centre.	
Newport – potential redevelopment site, 17 Fairlee Road	June 2010	Surplus asset.	Open Market	TBA	C	Service decision yet to be taken	High	Currently required for operational purposes, but a possible redevelopment opportunity, jointly with the adjacent records office.	
Newport – potential redevelopment site, Records Office, Hillside	June 2010	Surplus asset.	Open Market	TBA	C	Service decision yet to be taken	High	Currently required for operational purposes, but a possible redevelopment opportunity, jointly with the adjacent offices at 17 Fairlee Road.	
Newport – South Street Car Park, FIZ building and office, South Street (potential redevelopment)	June 2010	Enable mixed town centre development/regeneration.	Open Market	TBA	CM	Service decision yet to be taken	Medium	Future town centre redevelopment opportunity.	
Seaview, Pier Road Dingy Park	Jan 2012	To enable regeneration	Open Market	3	C	Decision yet to be taken	High	Future Development potential to be investigated.	
Ventnor – Garden Estate, Lowtherville (mixed use redevelopment opportunity), off Newport Road	June 2010	Enable employment and residential regeneration.	Open Market	TBA	C	Decision yet to be taken	High	Mixed use scheme, subject to planning being obtained.	

Future Years

Description	Date added to list:	Reason For Sale	Method of Disposal	Priority	Decision Maker	Authority for Disposal	Value	Comments	Estimate Compl'n (quarter)
Brading – former Brading Youth Centre, High Street	June 2011	Surplus asset.	Open Market	TBA	O	Delegated decision 01/12	Low	To be sold.	
Newport – 25 Medina Avenue	June 2010	Release surplus asset and enable redevelopment.	Open Market.	TBA	C	Decision yet to be taken	TBA	A town centre redevelopment opportunity. Disposal of this property is dependant upon securing vacant possession of the driving test centre.	
Sandown – potential mixed use development site, Culver Parade	June 2010	To release surplus asset and enable regeneration.	Open Market	TBA	C	Decision yet to be taken	TBA	Possible Collaboration Agreement with other major landowner to bring scheme forward.	
Shanklin – potential development site Hope Road Promontory car park	June 2010	To release surplus asset and enable regeneration.	Open Market	TBA	CM	Decision yet to be taken	Medium	Awaiting the development of AAP	
Shanklin – potential mixed use development site, former Spa Hotel Site	June 2010	To release surplus asset and enable redevelopment and regeneration.	Open Market	TBA	C	Decision yet to be taken	High	Regeneration opportunity to be remarketed as market improves.	
Shanklin – redevelopment opportunity, Elmdon, Highfield Road	June 2010	Surplus asset.	Open Market	1	C	Delegated decision 38/09	High	To be sold once vacant possession is achieved.	
Wootton – former Wootton Youth Centre, New Road & School Lane	June 2011	Surplus asset.	Open Market	3	O	Delegated decision 01/12	Low	To be sold.	

Important Note: This list represents a “Forward Plan” for property and gives an indication only of what premises may be brought forwards for disposal. Its purpose is to enable transparency in the disposal process. Inclusion of a property on this list does not guarantee that it will be declared surplus and offered for disposal (for sale or to let). Please do not assume therefore that all of these properties will be sold (or let).

I:\Property Services\Exchange\01 General Files\G43 Capital Disposals\Capital Receipts Programme delegated decision - latest document\2012 - 15\As at 20 January 2012 - appendix.doc